

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
January 27, 2020**

Meeting called to order 7:01 pm. Notice posted January 22, 2020 and published January 18, 2020.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske. Absent: Art Kitchen.

Minutes of December 23, 2019 were read. Motion (Kuzniewicz/Voigt) to approve minutes with Art Kitchen noted as absent and Mercia Christian as the minute taker. Motion carried.

Chairman opened the public hearing on the application of Dennis Giese for a Conditional Use permit to operate a storage facility with a watchman's quarters in the C-1 zoning district on Parcel 004-1214-2812-005 located at N8034 State Road 33. Applicant Dennis Giese present. Wants to keep building same size as it is and have apartment upstairs and downstairs classic cars and one of the bays for oil changes on personal vehicles and planning to rebuild garage for restoring cars. Garage being rebuilt would need Land Use Permit. Dan Billington, resident on Hubert Drive, present looking to clarify information to confirm it is for personal use only and won't turn into outdoor storage. Giese confirmed only tenant's vehicle(s) would be outside. Giese asked about the possibility of selling Christmas Trees in season and LUA told him there was a temporary permit he could apply for. Chairman closed the public hearing.

Motion (Voigt/Tietz) to approve CUP with the conditions of: no outside storage besides tenant's vehicle(s), licensed electrician to perform light installation with down lighting for exterior lights. Motion carried.

Chairman opened the public hearing on the application of Joel Posthuma for a Conditional Use permit to operate a tavern in the C-1 zoning district on Parcel 004-1114-0244-020 located at W7771 State Road 33. Applicant Joel Posthuma present. Plans on keeping restaurant/bar same as previous with interest in doing more restaurant than bar. Plans to do some outdoor events in the summer, possible motorcycle night and/or vintage car night. Hours of operation 6 am-2 am Sunday-Thursday and 6 am -2:30 am Friday-Saturday. Chairman closed the public hearing.

Motion (Tietz/Voigt) to approve the CUP with the following conditions: no parking on Thompson Road; obtain all local, County, State permits and licenses. Motion carried.

Motion (Voigt/Schauer) to adjourn 7:19 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
June 29, 2020**

Meeting called to order 7:01 PM. Notice posted and published June 22, 2020.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Land Use Administrator Dan Prunuske.

Minutes of the January 27, 2020 Plan Commission meeting were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Gates Properties, LLC. for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0733-001 at W9666 Beaverland Pkwy. Applicant not present. Discussion. Chairman closed the public hearing. Motion (Kuzniewicz/Kitchen) to table. Motion carried.

Application of Zach Tone for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0734-000 at N6543 US Highway 151 was withdrawn.

Chairman opened the public hearing on the application of Michael Zimmerman to amend Map 8-2 of the Comprehensive Plan by changing a part of Parcel 004-1114-0231-001 on State Highway 33 from Agricultural to Commercial and the application of Michael Zimmerman to rezone a part of Parcel 004-1114-0231-001 on State Highway 33 from A-2 Agricultural to C-1 Commercial. Applicant Michael Zimmerman and Surveyor Mark Tomashek, New Frontier Land Surveying present. Discussion. Chairman closed the public hearing.

Motion (Kuzniewicz/Voigt) to amend Map 8-2 of the Comprehensive Plan. Motion carried. Motion (Schauer/Voigt) to make a recommendation to the Town Board to rezone parcel from A-2 to C-1. Motion carried.

Motion (Tietz/Voigt) to approve Letter of Intent submitted by Michael Zimmerman to divide Parcel 004-1114-0231-001 by creating a 2± acre parcel along State Highway 33. Motion carried.

Mr. Gates arrived. Kuzniewicz/Kitchen to withdraw motion to table agenda item of application by Gates Properties, LLC for a Conditional Use Permit. Motion carried. Chairman reopened the public hearing on the application of Gates Properties, LLC. for a Conditional Use permit to sell motor vehicles on Parcel 004-1114-0733-001 at W9666 Beaverland Pkwy. Mr. Gates present and would like to establish a used car dealership distribution point at this location. Approximately 20 cars will be stored in existing fenced in area. Expects to do most of the service work at Racine or Janesville locations. Will not be doing retail service work. Hours would be by appointment only 10:00 am – 7:00 pm, 6 days/week. Chairman closed the public hearing. Motion (Kitchen/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Tietz/Voigt) to adjourn 7:49 PM. Motion carried.

Respectfully submitted,
Kristine Klodowski, Clerk

APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 31, 2020

Meeting called to order 7:00 PM.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Donna Schauer, John Kuzniewicz, Art Kitchen, Land Use Administrator Dan Prunuske. Absent: Rosemarie Garczynski

Notice posted August 27, 2020 and published August 21, 2020.

Minutes of June 29, 2020 were read. Remove first motion to withdraw/motion to table, as it is stated later in the minutes. Motion (Voigt/Kitchen) to approve. Motion carried.

Chairman opened the public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC. (now Badger Wash Rio, LLC.) on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Geddeis, owner, states that he has brought in someone new to run the building and he is cleaning up and shutting down by 5PM. Ann Binotto addresses concerns. She states that there are up to 15 cars a day outside, some of them being towed around as they do not run. Annette Duckett speaks and addresses similar concerns. She states that previous employee Lauren Breckenridge was running his own business "Car Pimps" out of this building and printed business cards for it. As of August 3rd neighbors feel they have started cleaning up. Michael Jahn is the new person in the building. Jahn states that he is not "employee", however Don Geddeis signs his paychecks. Jahn runs "Angel Cars" and is working on those vehicles at this facility. These two businesses need separate Conditional Use Permits. The only vehicle maintenance that should be occurring here is for the Hometown Pharmacy vehicles and Don's personal vehicles. Chairman closed the public hearing.

The permit is for soap mixing and car repair of ONLY the Hometown Pharmacy vehicles and Don's personal vehicles. Currently, there are vehicles there and being serviced there that are not Hometown Pharmacy vehicles or Don's personal vehicles.

Discussion.

Motion (Tietz/Schauer) to allow CUP with added conditions:

All previous conditions remain, however, allowed hours of operation will be 7:00AM to 5:00PM Monday through Saturday. No work outside of these hours is allowed.

As of today, August 31, 2020 the owner has 30 days to clean the shop up and get it to the standards set in the previous conditions.

If there will be any car repair outside of the two Hometown Pharmacy vehicles at any given time, there needs to be a separate Conditional Use Permit.

Motion carried.

Discussion regarding merits of adding contractor's storage yard as conditional use in the A-1 and A-2 zoning districts and recommend same to the town board. Dan Prunuske will further investigate.

Motion (Kitchen/Voigt) to adjourn 8:28PM. Motion carried.

Respectfully submitted,
Abby Klodowski, Secretary

APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
October 26, 2020

Meeting called to order at 7PM. Meeting notice posted and published October 19, 2020.

Present: John Kuzniewicz, Donna Schauer, Robert Tietz, Earl Voigt, Chairman Tom Zeamer, Secretary Abby Klodowski. Absent: Art Kitchen, Rosemarie Garzcynski.

Chairman Tom Zeamer presents letter from Rosemarie Garzcynski stating that she has submitted her resignation effective immediately.

August 31, 2020 minutes read. Motion (Voigt/Tietz) to approve minutes with addition that Michael Jahn stated that Geddeis does sign his paycheck. Motion carried.

Public hearing opened on the application of Brian Schwandt, agent for 1051 Towing and Recovery, LLC for a conditional use permit to operate a storage yard for vehicles that he has towed at W9605 Iron Rd on parcel 004-1114-0732-001 in the I-1 Industrial zoning district. Brian Schwandt appears. No salvage yard. Schwandt intends to use as storage for the vehicles he tows. Schwandt has contracts with apartment buildings where he is towing and needs to keep vehicles for certain amount of time. Property is fenced in. Chairman closes public hearing.

Motion (Kuzniewicz/Schauer) to approve CUP with condition of obtaining all county and State permits. Motion carried.

Chairman opens the public hearing on the application of Michael Firchow, agent for Absolute Financial Lending Services, LLC to amend map 8-2 of the comprehensive plan by changing the non-wetland area of parcel 004-1214-2022-007 from Conservancy to Single Family Residential. Michael Firchow appears. 2.5 car garage is on the property. Goal is to make this a buildable lot. Presents wetland delineation report from DNR. Dan Prunuske speaks as resident in favor of the change as he feels that will increase the value of the neighborhood. Chairman closes Public Hearing.

Motion (Voigt/Schauer) to amend map 8-2 of the Comprehensive Plan by changing the non-wetland area of parcel 004-1214-2022-007 from conservancy to single family residential with condition that the county approves a sanitary permit. Motion carried.

Chairman opens the public hearing on the application of Michael Firchow, agent for Absolute Financial Lending Services, LLC to rezone the non-wetland area of parcel 004-1214-2022-007 from C-1 Conservancy to R-1 Single Family Residential. Discussion. Chairman closes public hearing.

Motion (Schauer/Voigt) to recommend to Town board that they rezone the non-wetland area of parcel 004-1214-2022-007 from C-1 conservancy to R-1 Single Family Residential. Motion carried.

Motion (Schauer/Voigt) to adjourn 7:30PM. Motion carried.

Respectfully submitted,
Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 16, 2020**

Meeting called to order 7:00 pm. Notice posted November 9, 2020 and published November 9, 2020.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Donna Schauer, John Kuzniewicz, Art Kitchen, Land Use Administrator Dan Prunuske.

Minutes of October 26, 2021 were read. Motion (Kitchen/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Johnny King for a Conditional Use Permit to operate a home security business at 1233 Madison St on parcel 004-1114-0823-017 in the C-1 Commercial zoning district. Lions Pride Home Protection. Started out of home in Madison just this year after working 20 years for CenturyLink. Surveillance systems, access control, vehicle safes, firearm safes, home concealment products. Would have a showroom with a shop in the back. Showroom/office will be open by appointment only. All 5 technicians utilized are 1099 contractors, and only expects to have a maximum of 2-3 contractors on site at any given time. Everything will be within the building. Chairman closed the public hearing.

Motion (Kuzniewicz/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Voigt/Schauer) to adjourn 7:16 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**UNAPPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 30, 2020**

Meeting called to order 7:00 pm. Notice posted November 17, 2020 and published November 20, 2020.

Present: Chairman Tom Zeamer, Donna Schauer, Earl Voigt, Art Kitchen, John Kuzniewicz, Bob Tietz, Land Use Administrator Dan Prunuske.

Minutes of November 16, 2020 were read. Motion (Voigt/Schauer) to approve as read. Motion carried.

Chairman opened the public hearing on the application of Mark H. & Roberta L. Nelson to amend Map 8-2 of the Comprehensive Plan by changing parcel 004-1114-0822-006 from Commercial to Single Family Residential. Mark Nelson present. Bought lot 1 ½-2 years ago, substandard lot, want to add some of the land they have to make it a more conforming lot and would like to eventually build a retirement home on it for themselves. Discussion. Chairman closed the public hearing.

Motion (Kitchen/Schauer) to recommend to the Town Board that they amend Map 8-2 of the Comprehensive Plan by changing parcel 004-1114-0822-006 from Commercial to Single Family Residential. Motion carried.

Chairman opened the public hearing on the application of Mark H. & Roberta L. Nelson to rezone parcel 004-1114-0822-006 from C-1 Commercial to R-1 Single Family Residential. Chairman closed the public hearing.

Motion (Kuzniewicz/Voigt) to approve the rezone. Motion carried.

Motion (Voigt/Schauer) to adjourn. Motion carried. 7:16 pm

Respectfully submitted,
Kristine Klodowski, Secretary